



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider Repealing Ordinance No. 854 establishing Building Setback Lines on South Stockton Street within the Incorporated Limits of the City of Lodi between Kettleman Lane and Harney Lane

MEETING DATE: November 3, 1993

PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council consider repealing Ordinance No. 854 establishing Building Setback Lines on South Stockton Street within the incorporated limits of the City of Lodi between Kettleman Lane and Harney Lane.

BACKGROUND INFORMATION: When Ordinance No. 854 was adopted in 1967, its purpose was to eliminate the possible construction of buildings in the future street right-of-way and within the Zoning Ordinance setback restrictions.

The Community Development Department recently received a comment from the developer of Bangs Ranch Subdivision (eastside of Stockton Street, north and south of Century Boulevard) that Ordinance No. 854 will require a 20-foot rear yard on the reverse frontage lots along Stockton Street where the Zoning Ordinance requires only 10 feet. This excess setback requirement affects all residential developments along this portion of Stockton Street. The City Council has already approved Growth Management allocations to Colvin Ranch, Richards Ranch, and Morimoto-Neuharth properties which are similarly affected.

Staff research indicates that Ordinance No. 854 is no longer needed. Subsequent actions by the City Council to adopt the General Plan - Circulation Element and the City's Standard Plans protect the future right-of-way. As previously mentioned, the Zoning Restrictions of the Municipal Code provide for the standard 10-foot rear yard setback.

Figure 2-1, Future Circulation Network (Required by 2007), of the General Plan establishes this portion of Stockton Street as a 4-lane undivided arterial. City of Lodi Standard Plan 101 indicates that a 4-lane undivided arterial shall have an 80-foot right-of-way. These two documents adequately protect that future Stockton Street right-of-way and make Ordinance No. 854 unnecessary.

APPROVED

THOMAS A. PETERSON
City Manager



recycled paper

Consider Repealing Ordin. 3 No. 854
October 27, 1993
Page 2.

If the Ordinance is not repealed, it will continue to appear in preliminary Title reports for all new subdivisions along the street, and will indicate a rear yard setback for reverse frontage lots in excess of all other residential development.

FUNDING: None required.


James B. Schroeder
Community Development Director

JBS/cg

CCPLAN18/TXTD.01C

ORDINANCE NO. 854

AN ORDINANCE ESTABLISHING BUILDING SETBACK LINES
ON SOUTH STOCKTON STREET WITHIN THE INCORPORATED
LIMITS OF THE CITY OF LODI BETWEEN KETTLEMAN
LANE AND HARNEY LANE

The City Council of the City of Lodi does ordain as follows:

Section 1. From and after the effective date of this ordinance, no building or structure, except public works appertaining to the portion of street hereinafter described, shall be erected, placed or maintained between two lines drawn parallel to and east and west of the center line of South Stockton Street from the center line of Kettleman Lane on the north to the center line of Harney Lane on the south, said building setback lines to be distant from the center line of South Stockton Street as follows:

1. In R-1 Single-Family Residential Districts, R-2 Single-Family Residential Districts, R-3 Limited Multiple-Family Residential Districts, R-4 Multiple-Family Residential-Institutional Districts, and C-P Commercial-Professional Office Districts the building setback shall be sixty feet from the street center line.

2. In C-1 Neighborhood-Commercial Districts, C-2 General Commercial Districts and M Industrial Districts the building setback line shall be forty feet from the street center line.

3. In C-S Commercial Shopping Districts the building setback line shall be ninety feet from the street center line.

4. In P-D Planned Development Districts the building setback line shall be forty feet plus any additional area established by the Planning Commission from the street center line.

Section 2. The Chief Building Inspector of the City of Lodi shall not issue any building permit in violation hereof, and any building or structure hereafter erected between the center line above mentioned and the building

setback lines herein established shall be deemed a public nuisance and may be abated as such.

Section 3. This ordinance shall be published one time in the "Lodi News Sentinel," a daily newspaper of general circulation printed and published in the City of Lodi, prior to the expiration of fifteen days from the passage thereof and shall be in force and take effect thirty days from and after its passage.

Approved this 6th day of December, 1967.

Beatrice Garibaldi
Attest: BEATRICE GARIBALDI, City Clerk

Jerald Kirsten
JERALD KIRSTEN, Mayor

State of California,

County of San Joaquin, ss.

I, Beatrice Garibaldi, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 854 was introduced at a regular meeting of the City Council of said City held November 15, 1967, and was thereafter passed, adopted, and ordered to print at a regular meeting held December 6, 1967, by the following vote:

Ayes: Councilmen Brown, Culbertson, Hunnell, Walton and Kirsten

Noes: None Absent: None

I further certify that Ordinance No. 854 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

Beatrice Garibaldi
City Clerk

857	at 2 nd min. past 11 P.M.	JAN 8 1968
Recorded at request of CITY OF LODI		
Original Records Of	3178	Page 179
Fees \$	2.00	GEORGE H. CHAPMAN, County Recorder

2.

3178 PAGE 180

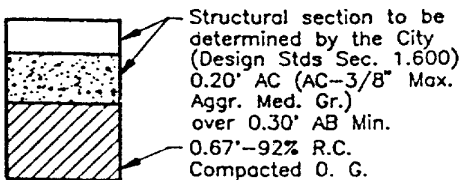
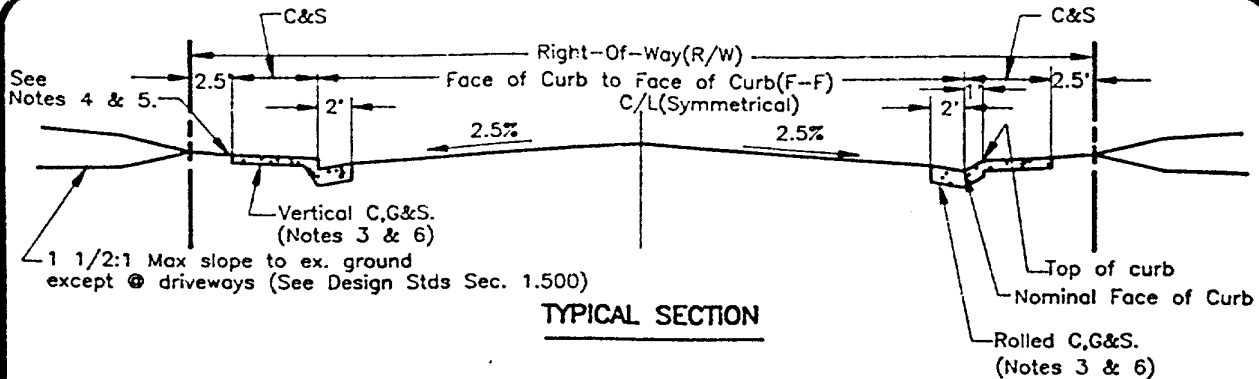
END OF DOCUMENT



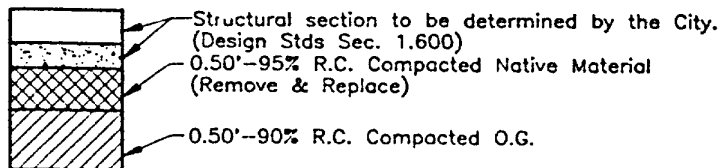
CITY OF LODI

PUBLIC WORKS DEPARTMENT

Street Sections



A



B

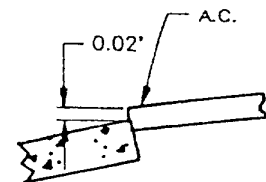
STRUCTURAL SECTION

Street Classification	R/W	F-F	Min. C&S	Structural Section
Minor Residential	50'	34'	5.5' Rolled	A
Standard Residential	55'	39'	5.5' Rolled	A
Minor Collector	60'	44'	5.5' Vertical	B
Major Collector	68'	52'	5.5' Vertical	B
Industrial (Local)	66'	52'	4.5' Vertical	B
Secondary Arterial	80'	64'	5.5' Vertical	B
Four-Lane Undivided				
Minor Arterial	94'	76'	5.5' Vertical	B
Four-Lane Divided				
Major Arterial	118'	102'	5.5' Vertical	B
Six-Lane Divided				

SECTION DIMENSION TABLE

NOTES:

- See the City Public Improvement Design Sec. 1 for general design requirements.
- Widening at intersections to provide additional lanes may be required.
- See Std. Plans 135 and 136 for Vertical and Rolled C,G&S respectively.
- The area between the R/W and back of sidewalk shall be graded to 0.02' per ft and properly compacted to prevent settlement. Where wider sidewalk is required (ie. commercial areas, around hydrants, poles etc) sidewalk specifications apply.
- Private use of the R/W subject to Encroachment Permit requirements and Design Standards Sections 1.400 & 1.500.
- See Design Stds. Section 1.500 for curb & gutter type criteria.



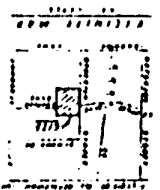
PAVING DETAIL AT TOE

Dr. KT	No.	Date	Revision	Appr.	Approved By:	STD PLAN
Ch. <i>[Signature]</i>					<i>[Signature]</i>	101
Date 1/92					Public Works Director R.C.A. 17509	1-28-92 Date

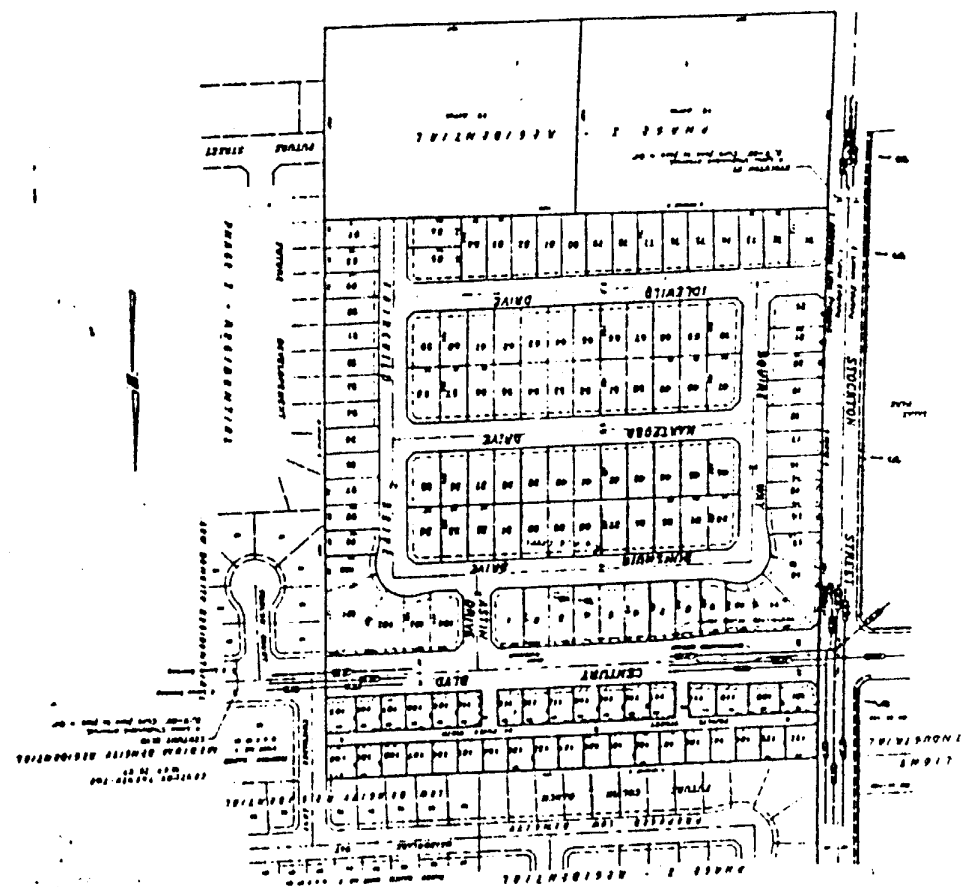
1000' TO 1000' 1000' TO 1000' 1000' TO 1000'	1000' TO 1000' 1000' TO 1000' 1000' TO 1000'	1000' TO 1000' 1000' TO 1000' 1000' TO 1000'	1000' TO 1000' 1000' TO 1000' 1000' TO 1000'	1000' TO 1000' 1000' TO 1000' 1000' TO 1000'
--	--	--	--	--

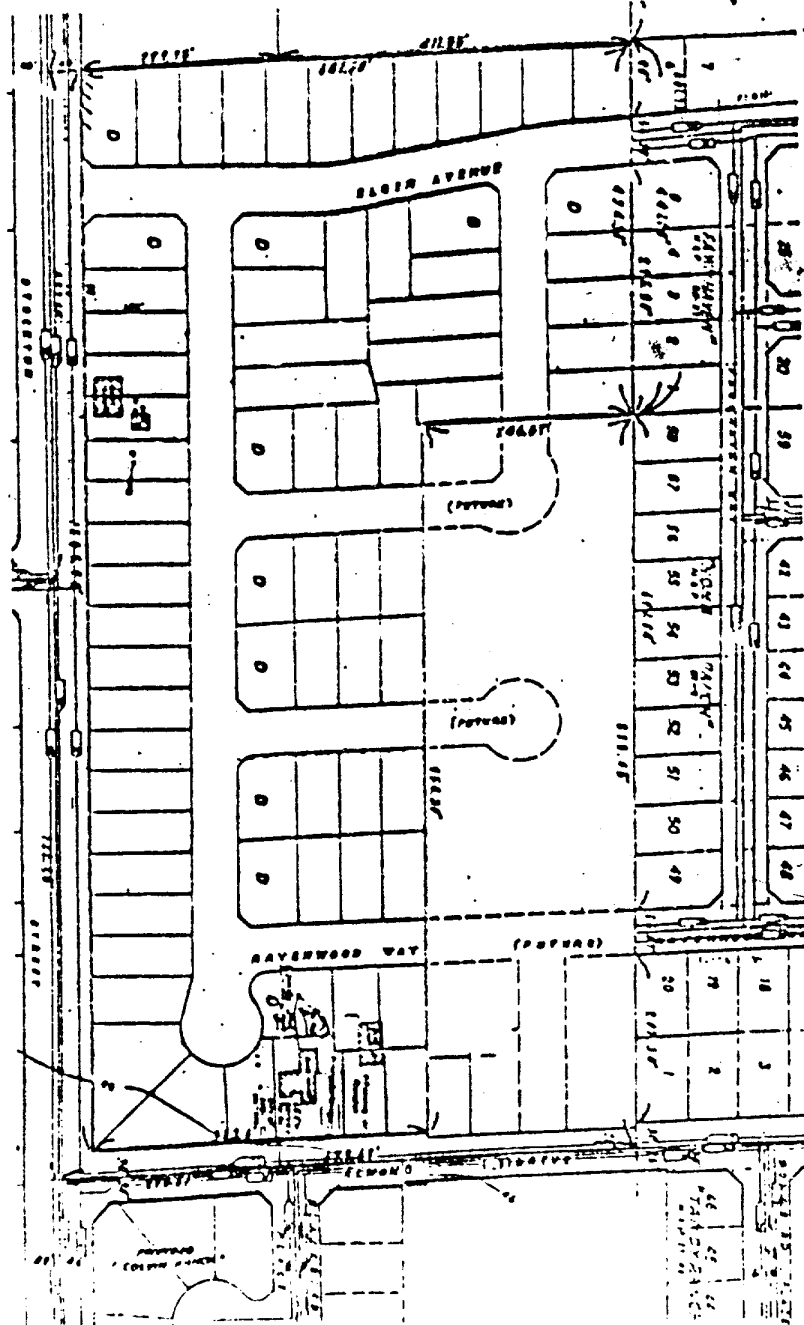
0510010, 1001
 SCALE: 1" = 100'
 CITY OF LAMAR, SAN JOAQUIN COUNTY
 OF SECTION 10, T.2 S., R.2 E., S.20 NE.
 BEING A PORTION OF THE SOUTHEAST QUARTER
BANCOS PROPERTY
DEVELOPMENT PLAN
 REVISED FEBRUARY, 1992

PARCELS LAND USE & PHASING
 LOTS 1-100: B-1
 LOTS 101-100: B-1
 LOTS 101-100: B-1
 LOTS 101-100: B-1



1000' TO 1000'
 1000' TO 1000'
 1000' TO 1000'

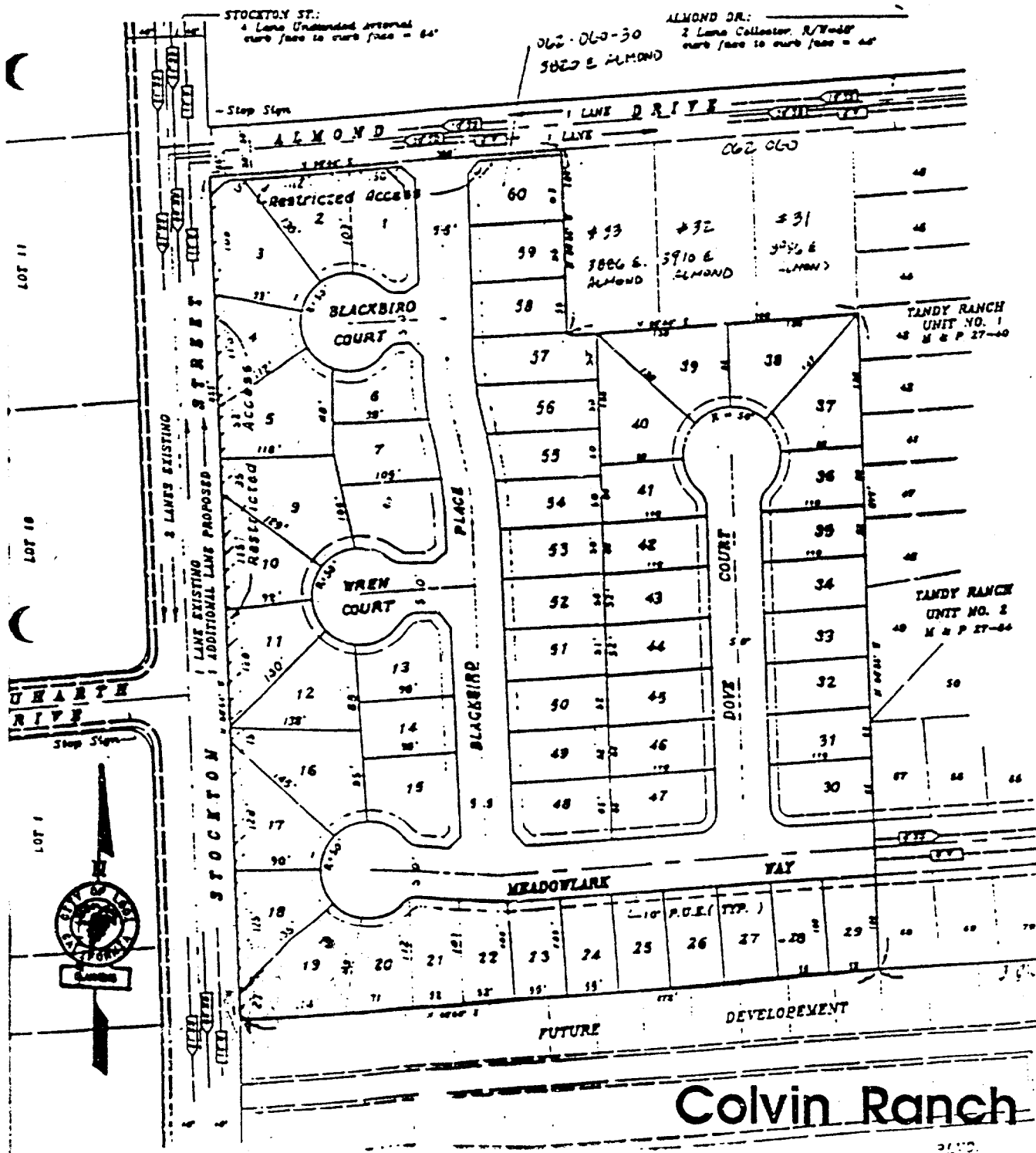




Morimoto/Neuharth

Development Plan
87 Single Family Units

Lodi, California



1993
DEVELOPMENT PLAN

RICHARDS RANCH

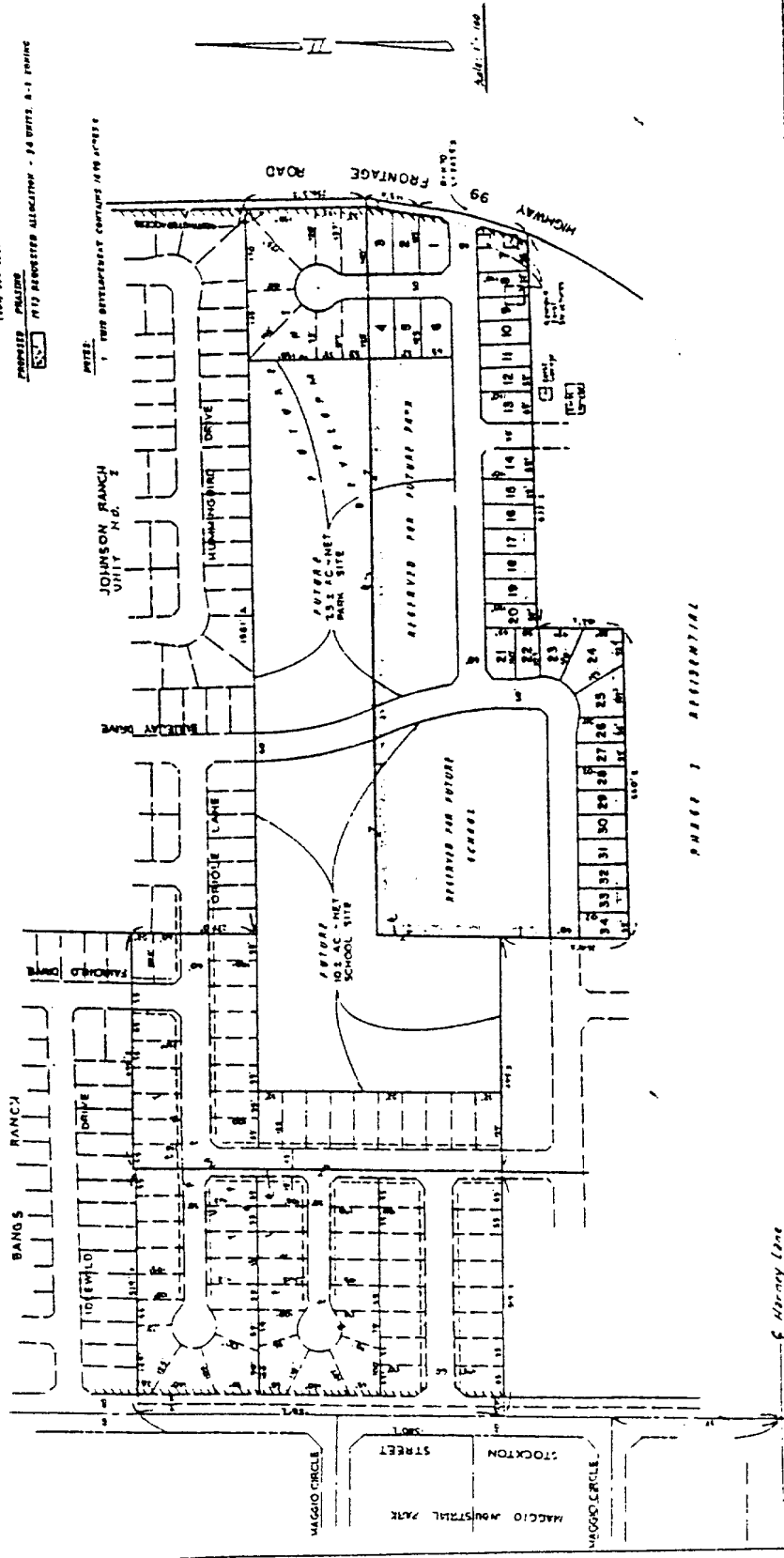
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13,
T. 4 N. R. 6 E. N.B.S. & M. CITY OF LOS ANGELES,
SAN JOAQUIN COUNTY, CALIFORNIA

APR. 1, 1993 SCALE: 1"=100'

Prepared by
JAMES A. PUGH
JAMES A. PUGH & ASSOCIATES
1000 12th Street
LOS ANGELES, CA 90012-1000
(213) 340-6610

PROPOSED FILLING
M12 REGISTERED ALLEYS - 34 UNITS, 8-1 FACING

NOTES:
1. THIS DEVELOPMENT CONTAINS 149 UNITS



SHEET 1 RESIDENTIAL

3 Arroyo Lane

DEVELOPMENT PLAN		LAND USE	
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100
101	102	103	104
105	106	107	108
109	110	111	112
113	114	115	116
117	118	119	120
121	122	123	124
125	126	127	128
129	130	131	132
133	134	135	136
137	138	139	140
141	142	143	144
145	146	147	148
149	150	151	152
153	154	155	156
157	158	159	160
161	162	163	164
165	166	167	168
169	170	171	172
173	174	175	176
177	178	179	180
181	182	183	184
185	186	187	188
189	190	191	192
193	194	195	196
197	198	199	200
201	202	203	204
205	206	207	208
209	210	211	212
213	214	215	216
217	218	219	220
221	222	223	224
225	226	227	228
229	230	231	232
233	234	235	236
237	238	239	240
241	242	243	244
245	246	247	248
249	250	251	252
253	254	255	256
257	258	259	260
261	262	263	264
265	266	267	268
269	270	271	272
273	274	275	276
277	278	279	280
281	282	283	284
285	286	287	288
289	290	291	292
293	294	295	296
297	298	299	300
301	302	303	304
305	306	307	308
309	310	311	312
313	314	315	316
317	318	319	320
321	322	323	324
325	326	327	328
329	330	331	332
333	334	335	336
337	338	339	340
341	342	343	344
345	346	347	348
349	350	351	352
353	354	355	356
357	358	359	360
361	362	363	364
365	366	367	368
369	370	371	372
373	374	375	376
377	378	379	380
381	382	383	384
385	386	387	388
389	390	391	392
393	394	395	396
397	398	399	400
401	402	403	404
405	406	407	408
409	410	411	412
413	414	415	416
417	418	419	420
421	422	423	424
425	426	427	428
429	430	431	432
433	434	435	436
437	438	439	440
441	442	443	444
445	446	447	448
449	450	451	452
453	454	455	456
457	458	459	460
461	462	463	464
465	466	467	468
469	470	471	472
473	474	475	476
477	478	479	480
481	482	483	484
485	486	487	488
489	490	491	492
493	494	495	496
497	498	499	500
501	502	503	504
505	506	507	508
509	510	511	512
513	514	515	516
517	518	519	520
521	522	523	524
525	526	527	528
529	530	531	532
533	534	535	536
537	538	539	540
541	542	543	544
545	546	547	548
549	550	551	552
553	554	555	556
557	558	559	560
561	562	563	564
565	566	567	568
569	570	571	572
573	574	575	576
577	578	579	580
581	582	583	584
585	586	587	588
589	590	591	592
593	594	595	596
597	598	599	600
601	602	603	604
605	606	607	608
609	610	611	612
613	614	615	616
617	618	619	620
621	622	623	624
625	626	627	628
629	630	631	632
633	634	635	636
637	638	639	640
641	642	643	644
645	646	647	648
649	650	651	652
653	654	655	656
657	658	659	660
661	662	663	664
665	666	667	668
669	670	671	672
673	674	675	676
677	678	679	680
681	682	683	684
685	686	687	688
689	690	691	692
693	694	695	696
697	698	699	700
701	702	703	704
705	706	707	708
709	710	711	712
713	714	715	716
717	718	719	720
721	722	723	724
725	726	727	728
729	730	731	732
733	734	735	736
737	738	739	740
741	742	743	744
745	746	747	748
749	750	751	752
753	754	755	756
757	758	759	760
761	762	763	764
765	766	767	768
769	770	771	772
773	774	775	776
777	778	779	780
781	782	783	784
785	786	787	788
789	790	791	792
793	794	795	796
797	798	799	800
801	802	803	804
805	806	807	808
809	810	811	812
813	814	815	816
817	818	819	820
821	822	823	824
825	826	827	828
829	830	831	832
833	834	835	836
837	838	839	840
841	842	843	844
845	846	847	848
849	850	851	852
853	854	855	856
857	858	859	860
861	862	863	864
865	866	867	868
869	870	871	872
873	874	875	876
877	878	879	880
881	882	883	884
885	886	887	888
889	890	891	892
893	894	895	896
897	898	899	900
901	902	903	904
905	906	907	908
909	910	911	912
913	914	915	916
917	918	919	920
921	922	923	924
925	926	927	928
929	930	931	932
933	934	935	936
937	938	939	940
941	942	943	944
945	946	947	948
949	950	951	952
953	954	955	956
957	958	959	960
961	962	963	964
965	966	967	968
969	970	971	972
973	974	975	976
977	978	979	980
981	982	983	984
985	986	987	988
989	990	991	992
993	994	995	996
997	998	999	1000

BAUMBACH & PIAZZA
ARCHITECTS
1115 WILSON BLVD
LOS ANGELES, CA 90017

ORDINANCE NO. 1587

=====

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LODI
REPEALING ORDINANCE NO. 854 OF THE LODI MUNICIPAL CODE
RELATING TO BUILDING SETBACK LINES ON SOUTH STOCKTON STREET

=====

WHEREAS, When Ordinance No. 854 was adopted in 1967, its purpose was to eliminate the possible construction of buildings in the future street right-of-way and within the Zoning Ordinance setback restrictions; and

WHEREAS, the Community Development Department recently received a comment from the developer of Bangs Ranch Subdivision (east side of Stockton Street, north and south of Century Boulevard) that Ordinance No. 854 will require a 20-foot rear yard on the reverse frontage lots along Stockton Street where the Zoning Ordinance requires only 10 feet. This excess setback requirement affects all residential developments along this portion of Stockton Street. The City Council has already approved Growth Management allocations to Colvin Ranch, Richards Ranch, and Morimoto-Neuharth properties which are similarly affected; and

WHEREAS, Staff research indicates that Ordinance No. 854 is no longer needed. Subsequent actions by the City Council to adopt the General Plan - Circulation Element and the City's Standard Plans protect the future right-of-way. As previously mentioned, the Zoning Restrictions of the Municipal Code provide for the standard 10-foot rear yard setback; and

WHEREAS, Figure 2-1, Future Circulation Network (Required by the year 2007), of the General Plan establishes this portion of Stockton

Street as a one undivided arterial. City of Lodi Standard Plan 101 indicates that a 4-lane undivided arterial shall have an 80-foot right-of-way. These two documents adequately protect that future Stockton Street right-of-way and make Ordinance No. 854 unnecessary;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lodi as follows:

SECTION 1. Ordinance No. 1587 is hereby repealed in its entirety.

SECTION 2. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 3. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this day of

PHILLIP A. PENNINO
Mayor

Attest:

JENNIFER M. PERRIN
City Clerk

=====
State of California
County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1587 was introduced at a regular meeting of the City Council of the City of Lodi held November 3, 1993 and was

thereafter passed, adopted and ordered to print a regular meeting of
said Council held _____, 1993 by the following vote:

Ayes: Council Members -

Noes: Council Members -

Absent: Council Members -

Abstain: Council Members -

I further certify that Ordinance No. 1587 was approved and signed by
the Mayor on the date of its passage and the same has been published
pursuant to law.

JENNIFER M. PERRIN
City Clerk

Approved as to Form

BOBBY W. McNATT
City Attorney

ORD1587/TXTA.01V